

### Energy performance certificate (EPC)

23 Bosley View CONGLETON CW12 3TU	Energy rating <b>C</b>	Valid until 27 May 2036
		Certificate number: 2036-3062-1205-9226-9204

Property type: Detached house  
Total floor area: 138 square metres

### Rules on letting this property

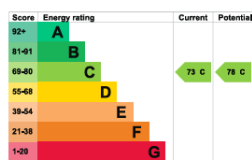
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy ratings.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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**23 Bosley View,**  
Congleton, Cheshire CW12 3TU

**Selling Price: £449,950**

- EXTENDED DETACHED FAMILY HOME ON HIGHLY SOUGHT-AFTER HENSHALL HALL
- QUALITY KITCHEN OPENING INTO BRIGHT GARDEN ROOM OVERLOOKING REAR GARDEN
- LOUNGE WITH CAST-IRON WOOD BURNER & DOUBLE DOORS TO DINING ROOM
- FOUR BEDROOMS INCLUDING MASTER WITH EN-SUITE PLUS RE-FITTED FAMILY BATHROOM
- DOUBLE-WIDTH DRIVEWAY & INTEGRAL GARAGE WITH ELECTRIC ROLLER DOOR
- WELL-STOCKED, ENCLOSED REAR GARDEN WITH SIDE ACCESS BOTH SIDES
- WALKS ALONG BIDDULPH VALLEY WAY AND MACCLESFIELD CANAL CLOSE BY
- SHORT STROLL TO HIGH TOWN SHOPS, PUBS AND MOSSLEY C OF E PRIMARY SCHOOL

This beautifully presented and extended detached home sits on the ever-popular Henshall Hall development, where properties are always in high demand. After watching our video tour, we recommend calling promptly to secure your viewing.

Offering an ideal family layout, this detached home features a high-quality kitchen that opens into the garden room—a bright, inviting space overlooking the rear garden and any fitted window blinds or shutters in place will be included in the sale.

The PVCu double-glazed, gas centrally heated accommodation includes: Porch, Hall, Cloakroom/W.C., Lounge with cast-iron wood burner, double doors to a separate Dining Room, and an 'L'-shaped Kitchen Diner with Utility Room off, flowing through to the Garden Room. Upstairs, the landing leads to four bedrooms, including a master with En-Suite, plus a re-fitted Family Bathroom.

Outside, the property enjoys an open-plan front lawn and a double-width tarmac driveway leading to the integral single garage with electric roller door. Side pathways provide access to the enclosed, well-stocked and attractively maintained rear garden.

Henshall Hall is a highly regarded, prestigious development attracting young professionals,

established families and retirees who value its peaceful, respectful setting. Scenic walks are close at hand along the tree-lined Biddulph Valley disused railway line and the Macclesfield Canal. Mossley C of E Primary School is nearby. A short stroll brings you to the vibrant High Town area, where you'll find a chemist, bakery, convenience store, barbers, hairdressers and a post office. It's also home to a great selection of local pubs and eateries, including The Queens Head Hotel, The Railway Inn and the characterful Wonky Pear—all welcoming, family-friendly spots with an impressive range of food and drink.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** PVCu double glazed door to:

**PORCH :** Quarry tiled floor. PVCu double glazed window. Composite door to:

**HALL :** Stairs to first floor. Radiator. Wood effect flooring. Attractive glazed doors to lounge and kitchen. Door to:

**W.C. :** Refitted white suite comprising: Low level W.C. and wash hand basin set in vanity unit. Feature radiator. Half tiled walls, Tiled floor.

**LOUNGE 12' 2" x 14' 10" (3.71m x 4.52m):** PVCu double glazed window. Locally sourced stone fireplace with inset cast iron wood burner. Radiator. Double doors to:

**DINING ROOM 11' 4" x 8' 4" (3.45m x 2.54m):** PVCu double glazed window. Radiator. Door to:

**'L'-SHAPED KITCHEN DINER 17' 11" x 19' 10" max 8' 0" min (5.46m x 6.04m max 2.44m min):** Kitchen area fitted with modern eye level and base units with granite preparation surfaces having 1.5 bowl sink unit inset. Range cooker with canopy extractor over. Integrated dishwasher. Space for large fridge freezer. Peninsula breakfast bar with cupboards and pan drawers below. Two radiators. Access to garden room and utility.

**UTILITY 7' 9" x 5' 0" (2.36m x 1.52m):** White hi-gloss units with roll edge laminate worktop having round stainless steel sink inset with space and plumbing below for washing machine, tumble dryer and other appliances. PVCu double glazed door to outside.

**GARDEN ROOM 11' 8" x 8' 7" (3.55m x 2.61m):** PVCu double glazed window to side. PVCu double glazed bi-folding door to rear garden. Feature cast iron wood burner. Radiator.

**First Floor :**

**LANDING :** Doors to principal rooms. Access to roof space.

**BEDROOM 1 REAR 14' 5" x 12' 7" (4.39m x 3.83m) max:** PVCu double glazed window with views of the Cloud. Radiator.

**EN-SUITE :** PVCu double glazed window. Modern white suite comprising: W.C. and wash hand basin set in vanity unit and large corner shower enclosure. Chrome heated towel radiator. Fully tiled walls.

**BEDROOM 2 FRONT 12' 3" x 12' 8" (3.73m x 3.86m) max into door recess:** PVCu double glazed window. Radiator.

**BEDROOM 3 REAR 13' 6" x 7' 9" (4.11m x 2.36m):** PVCu double glazed window with views of the Cloud. Radiator. Fitted shelving to two walls.

**BEDROOM 4 FRONT 8' 9" x 8' 6" (2.66m x 2.59m) max:** PVCu double glazed window. Fitted wardrobes with pull-down single bed. Radiator. Built in cupboard over stairs bulkhead.

**BATHROOM :** PVCu double glazed window. Refitted white suite comprising: W.C. and wash hand basin set in vanity unit and large bath with shower mixer tap. Feature towel radiator. Partly tiled walls. Double doors to cylinder cupboard.

**Outside :**

**FRONT :** Driveway terminating at the garage with open plan lawn.

**SIDES :** Gates and paths to rear. Timber log store to the right gable.

**REAR :** Enclosed garden which is well presented, stocked and maintained with patio area and greenhouse.

**GARAGE 15' 7" x 8' 7" (4.75m x 2.61m) internal measurements:** Electric roller vehicle access door. Pedestrian door to side. Power and light.

**TENURE :** Freehold (subject to solicitor's verification).

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** E

**DIRECTIONS:** SATNAV CW12 3TU

